

### County of Fairfax, Virginia

### MEMORANDUM

DATE: 1/24/2020

TO:

Distribution List

NON-EXEMPT

FROM:

Tracy D. Strunk, AICP Director, Zoning Evaluation Division Department of Planning and Development

SUBJECT:

Zoning Application Analysis

REFERENCE:

Application No. RZ/FDP 2020-BR-001 (Christopher Land, LLC)

#### **Case Information**

Staff Coordinator: Sunny Yang

Pre-Staffing: 2/24/2020 Tentative PC: 9/17/2020

Staffing: 4/16/2020 Tentative BOS: TBD

NOTE: This case is NON-EXEMPT.

Memo Includes Full-Size Development Plans for Noted (●) Addressees: Yes □ No 🗆

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by (2/19/2020) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

#### Action Addressees

- DPD Planning Division Chief, Env. & Dev. Review Br. Attn: Denise James
- DPWES Site and Addressing Attn: Lori Ramsey
- DPWES Sanitary-Sewer Attn: Sharad Regmi
- VDOT Attn: David Jordan
- Fire Prevention Div Plans Review Section Attn: Mike Paruti
- Fairfax County Public Schools Facilities & Transportation Svcs Facilities Planning Svcs Attn: Jessica Gillis
- Dept. of Transportation Transportation Planning Chief, Site Analyst Section Attn: Jeff Hermann
- Dept. of Housing & Comm. Dev. Housing Development Div. Housing Development Officer Attn: Abdirazak Hamud

- Fairfax County Park Authority Planning & Development Div. Plan Review Coordinator Attn: Lynne Johnson 4th fl.
- Northern Va Soil and Water Conservation District Attn: Willie Woode
- Planning Commission Board of Supervisors Braddock District
- DPD-Community Revitalization Attn: Elizabeth Hagg \*CRD/CRA only\* 0
- DPD-Urban Centers Section Attn: Chris Caperton \*Reston or Tysons only\*
- Fairfax County Water Authority Planning & Engineering Div. Manger, Planning Dept. Attn: Greg Prelewicz Attn: Ross Stilling

Dept. of Tax Administration Real Estate Division Director Attn: Thomas Reed

Dept. of Health Div. of Environmental Health

Technical Review and Information Resources Attn: Kevin Wastler

Fairfax County Public Schools Facilities & Transportation Svcs Office of Design & Construction Services Attn: Eric Brunner

Fire & Rescue Dept. Information & Technology Attn: Eric Fisher

DPWES Site and Dev Svcs Chief, Urban Forestry Branch Attn: Craig Herwig

#### Information Addressees

- Economic Dev. Authority Director, Real Estate Services Attn: Curtis Hoffman
- Planning Commission Executive Director Attn: Jill Cooper

Clerk to Board of Supervisors Attn: Cathy Chianese

DPD-ZED Division Director Attn: Tracy Strunk, AICP

DPD-ZED Asst. Director Attn: William Mayland

DPD-ZED Attn: Branch Chiefs

DPD-ZED Conformance Review & Acceptance Branch Attn: Suzanne Wright

DPD-ZED Admin. Asst., Legal Notices Attn: Rachael Pendergraph

DPD Chief Zoning Inspector Attn: Mavis Stanfield

Dept. of Information Technology Technology Infrastructure Div. Attn: Steve Brundage

Dept. of Family Services Adult Aging Services AAA, B-3-708 Attn: Jacquie Woodruff

Southeast Fairfax Dev. Corp. Attn: Tony Fontana \*MV or LEE only\*



Department of Planning and Development

Zoning Evaluation Division 12055 Government Center Parkway, Suite 801 Fairfax, Virginia, 22035-5509 Phone: 703 324-1290 / Fax: 703 324-3924

www.fairfaxcounty.gov/planning-development/



COUNTY OF FAIRFAX
Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290 TTY 711

Fairfax, VA 22035 (703) 324-1290 TTY 711 https://www.fairfaxcounty.gov/planning-development/zoning/application-packages APPLICATION#: RZ/KOP 2020-BR-001

(Staff will assign)

### ZONING APPLICATION

RECEIVED
Dept of Planning & Development

				NOV 2 2 2019
APPLICATION TYPE(S):	RZ PCA FDP CPA PRCA	CDPA FDPA DPA CP	AR	Zoning Evaluation Divis
TO: THE BOARD OF	SUPERVISORS OF FAIRE	AX COUNTY, VIRGINIA		Lonning Evaluation Divis
(We), Christopher L	and, LLC	the applicant(s) petition you	to adopt an o	ordinance amending the
Zoning Map of Fairfax County PDH-3	Virginia, by reclassifying the be District.	ellow noted property from the R-1		District to the
(PCA) This application of	<ul> <li>roposes to amend the proffers ap</li> </ul>	poroved pursuant to		
(case) in order to permit	roposes to unions the pronors ap			
s this a partial PCA? N	Y/N) If Yes, please identify affe	ected acreage:		
TAX MAP PARCEL(S):				
69-1 ((1)) Parcels	31A (1.27 acres in P	Phase 2) and 31B		
TOTAL ACREAGE: 4.4	2	CURRENT ZONING DISTR	ICT: R-	1
TOTAL MOREAGE. 4.4				
LEGAL DESCRIPTION:	Deed Book: 101299/05	5830 Page No.:	0424/135	9
POSTAL ADDRESS OF P	ROPERTY (INCLUDING ZIP	CODE):		
9817, 9733 Braddock Roa	d, Fairfax, Virginia 22032			
ADVERTISING DESCRIPT	TON: (Ex.:North side of Lee Hig	hway approx. 1000 feet west of its in	tersection wit	h Newgate Blvd.)
		ng Drive - 200 feet West of Rt 62		
EXISTING USE:	Single Family Detached	PROPOSED USE:		nily Detached
MAGISTERIAL DISTRICT:		OVERLAY DISTRICT(S):	None	
			1.10110	
The name(s) and address(es) The undersigned has the power on the subject property as nec		ovided on the affidavit form attached authorize Fairfax County staff repres		
Applicant Contact Name:		Agent Name:		
E. Joh Address: 10461 White Granite I	nn Regan, Jr.	Address:		
Street: Suite 103	NIVE.	Street:		STANDARD STANDARD
	tate: VA Zip: 22124	02.20(2020202)	tate:	Zip:
Phone Number:		Phone Number:		
(W): 703-352-5950	(C):	(W):	(C):	
E-mail:		E-mail:		
johnr@christo	phercompanies.com			
Signature: 2	Estdens. Mung	Date: 11	12/2019	
DO NOT WRITE IN THIS	SPACE	Rangles	RZ/FDP	2019-0315/0316
Date Application Accepted	1: Panyan, 17.20	Application Fee I		
Date Application Accepted	. 11 ANIMAN . 1+ 10	Application Fee I	alu. J	4 003 -



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Signature A Lange Mi. 18 May - Out 14/10/2013

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Dept of Planning & Development

JAN 0 8 2020

#### NARRATIVE STATEMENT OF JUSTIFICATION

Zoning Evaluation Division

Pursuant to Section 1/-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Christopher Land, LLC (the "Applicant"), hereby requests approval of a rezoning application from the R-1 to the PDH-3 District as further described below.

The Application is for the rezoning of approximately 4.43 acres in the Braddock Magisterial District, which is identified among the Fairfax County tax map records as 69-1 ((1)) parcels 31A and 31B (the "Subject Property"). The Applicant will be acquiring all of parcel 31B. Parcel 31A is an approximate 1.27 acre parcel improved with a single family home built in 1955 that will be retained by the current owner and will be a Phase 2 of development. The Subject Property is located at the terminus of Caprino Court and Banting Drive, approximately 200' west of the intersection of Braddock Road (Rt. 620 and DeQuincey Drive (Rt. 4810). The area on the north of the Subject Property is the Kenilworth community, a nine unit single family home community built in 2017. The community is zoned PDH-3 and developed at a density of 2.5 dwelling units per acre. The area to the south of the Subject Property is the Penns Crossing community, a ten unit single family home community built in 2016. The community is zoned PDH-3 and developed at a density of 2.35 dwelling units per acre. The area to the east is open space of the Briarwood homeowner association, a community of single family homes zoned R-3 and developed at a density of 2.4 dwelling units per acre. The area to the west is a proposed 78.87 acre site zoned PCC (Planned Continuing Care) and planned for a continuing care facility at a .60 FAR with over 1,200 dwelling units. The surrounding area includes properties zoned and developed to the R-3 and PDH-3 Districts and the proposed PCC facility. The Applicant proposes a rezoning for residential development that will be compatible with the surrounding area.

The Subject Property is located in the Pohick Planning District of the Area III Comprehensive Plan (the "Plan"); specifically, within the P2 Main Branch Planning Sector. Land Use recommendation 11 within the Sector Plan recommends infill single-family detached dwellings at a density of 2-3 dwelling units per acre. Consistent with that recommendation, the Comprehensive Plan Map also recommends residential development at a density of 2-3 dwelling per acre. The Applicant is proposing a rezoning of the Subject Property from the R-1 to the PDH-3 District in accordance with the Plan recommendation.

The Applicant proposes a residential community in harmony with the Plan recommendation of two to three dwelling units per acre and compatible with the surrounding area. The Applicant has prepared and submitted a conceptual/final development plan (CDP/FDP) that illustrates twelve single-family detached dwelling units at a density of 2.71 dwelling units per acre. The proposed residential subdivision

results in 20% open space on the Subject Property. The proposed residential community will allow for the completion of the infill development.

The Applicant's proposed residential layout is compatible in density and scale with the surrounding development. Surrounding properties are developed with similar use, type, and intensity to the Applicant's proposal. In addition, the Applicant meets the Plan's residential development criteria as follows:

#### A. Site Design

#### i. Consolidation

The proposed development consolidates two parcels to create a development pattern that is consistent with the surrounding residential subdivisions.

#### ii. Layout

The proposed layout integrates the elements of open space, landscaping, and a functional quality design in a manner that conforms to the Plan recommendations and the surrounding neighborhood. All lots have direct frontage on the street and relate side yard to side yard with each other.

### iii. Open Space

The proposed development includes open space that is well integrated into the proposed layout and the surrounding properties. These outlots are easily accessible to the future residents and may include both active and passive recreational amenities. These include sidewalks throughout the project that connect to the existing sidewalks in the neighboring communities. The open space is designed to complement and enhance the exiting adjacent open space parcels and reduce conflict with existing homes. The proposed house locations will allow the majority of the homes to back to open space.

It should be noted that the usable open space provided under the PDH-3 zoning would not be possible under conventional R-3 zoning. As discussed, much of the open space in this proposal is located in outlots that are accessible and usable by the residents. The larger lots required by the R-3 district would move most of this open space into private backyards, which provides less community benefit.

#### iv. Landscaping

Landscaping will be provided on individual lots, as well as within the outlots. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation.

#### v. Amenities

The proposed development incorporates recreational amenities throughout the site. Sidewalks are provided throughout that connect to the existing sidewalks in the neighboring communities. The Applicant will provide recreational facilities to serve the property that may include, but are not limited to, trails, on and/or off site sitting areas, or similar facility and similar features that fulfill the Zoning Ordinance requirements.

#### B. Neighborhood Context

The Applicant proposes a residential development that will allow for further completion of established residential development patterns. The proposed new attached residential units will be developed at a density consistent with the Plan recommendations. Illustrative elevations are included on the CDP/FDP. The proposed homes will utilize high quality materials and design. Further, the bulk and massing of the proposed homes are in harmony with the recent construction in the surrounding neighborhood.

#### C. Environment

The Applicant's proposed residential development results in four separate areas of open space disbursed throughout the community representing 20% open space on the subject Property. The Applicant is proposing to construct a underground SWM / BMP facility. Issues such as potential noise impacts, lighting, and the use of energy conservation materials shall be addressed in proffers submitted during the processing of the rezoning application.

#### D. Tree Preservation and Tree Cover Requirements

The Applicant will submit proffers during the processing of the rezoning application to ensure appropriate tree preservation measures that will increase survivability. The remainder of the proposed development's tree cover requirements will be satisfied by plantings, as depicted on the CDP/FDP.

#### E. Transportation

The Applicant proposes safe and adequate access to the adjacent road network by providing a linkage between the existing Caprino Court and Banting Drive as provided for in the proffers associated with the adjoining Keniworth (RZ 2014-BR-019) and Penns Crossing (RZ 2013-BR-003) rezoning applications. The Applicant proposes to vacate the existing 15' outlet road providing access from Braddock Road to parcel 31A and to restore the curb, gutter and asphalt trail along Braddock Road. Furthermore, if Fairfax County requests that the access to Braddock Road be eliminated, then the Applicant shall be responsible for the engineering, approval and installation of a bulb cul-de-sac as provided for in the proffers of RZ 2014-BR-019. The Applicant will provide sidewalks within the proposed development to tie into the existing sidewalks of the adjoining Penns Crossing and will provide a sidewalk connection to the existing sidewalk located on the



south side of Caprino Court. A minimum driveway length of eighteen feet is provided for each unit to insure adequate parking on site.

#### F. Public Facilities

The proposed residential community may be classified as infill development that will be served by existing adequate public facilities. The Applicant's proposal of twelve new single-family detached homes will not have a measurable impact on public facilities. The Applicant will address the issue of a contribution to public schools in accordance with formulas adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

#### G. Affordable Housing

The requirements of the Affordable Dwelling Unit Ordinance do not apply to the Applicant's proposal, as it is less than fifty residential dwelling units. The Applicant will address the issue of a contribution for affordable housing in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application. The Applicant will propose a contribution to Habitat For Humanity or a similar organization in lieu of the contribution to the Fairfax County Housing Trust Fund.

### H. Heritage Resources

The Applicant is unaware of any heritage resources that may be located on the subject Property.

#### Conclusion

To the best of the Applicant's knowledge, no waivers are required for the proposed development. The proposed development complies with all applicable standards and regulations. There are no hazardous or toxic substances to be generated, utilized, stored, treated, and/or disposed of on site.

Christopher Land, LLC

By: E. John Regan, Jr. Date

# Rezoning Application RZ 2020-BR-001

Applicant:

CHRISTOPHER LAND, LLC

Accepted:

01/17/2020

Proposed:

Area:

RESIDENTIAL

Located:

Zoning Dist Sect:

NORTH TERMINUS OF BANTING DRIVE AND WEST TERMINUS OF CAPRINO COURT APPROXIMATELY

4.43 AC; DISTRICT - BRADDOCK

400 FEET WEST OF BRADDOCK ROAD

Zoning:

FROM R-1 TO PDH-3

Overlay Dist:

NEX

Map Ref Num:

069-1-/01/ /0031A /01/ /0031B

### **Final Development Plan** FDP 2020-BR-001

Applicant:

CHRISTOPHER LAND, LLC

Accepted:

01/17/2020

Proposed:

RESIDENTIAL 4.43 AC; DISTRICT - BRADDOCK

Area:

Zoning Dist Sect: Located:

NORTH TERMINUS OF BANTING DRIVE AND WEST TERMINUS OF CAPRINO COURT APPROXIMATELY

400 FEET WEST OF BRADDOCK ROAD

Zoning:

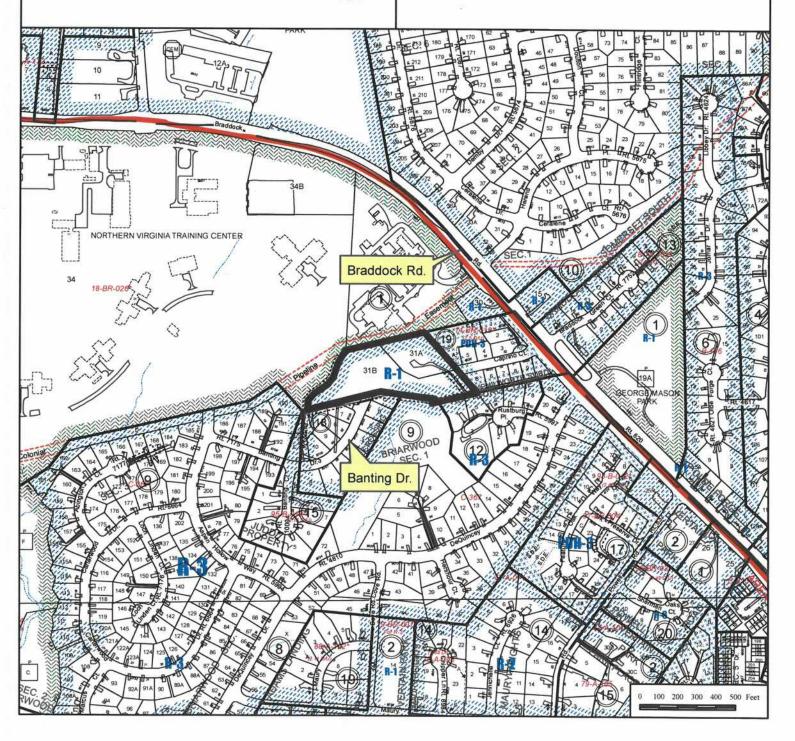
PDH-3

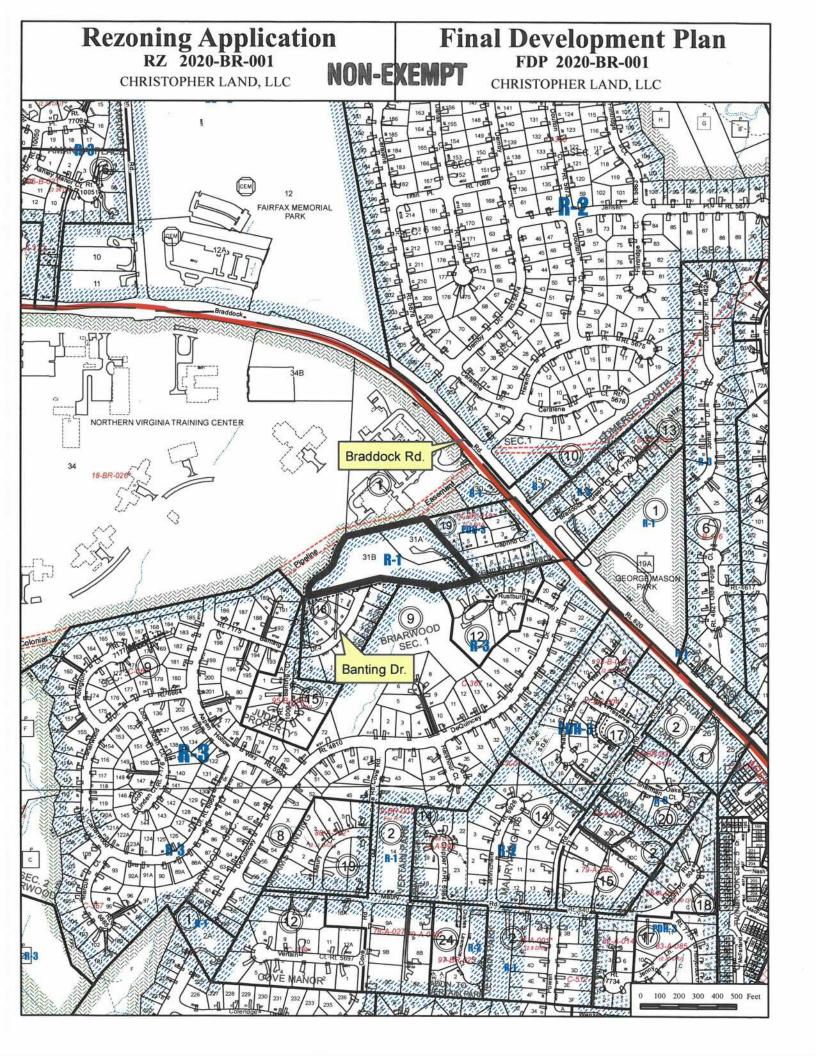
Overlay Dist:

NEX

Map Ref Num:

069-1-/01/ /0031A /01/ /0031B





## KENILWORTH II

CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN CDP/FDP

> Braddock District Fairfax County, Virginia

> > December 28, 2019

RECEIVED
Dept of Planning & Development

JAN 0 8 2020

Zoning Evaluation Division



#### SHEET INDEX

- COVER SHEET
- NOTES & DETAILS
- 3-4. ARCHITECTURAL ELEVATIONS
- 5. EXISTING CONDITIONS
- 6. EXISTING VEGETATION MAP
- 7-7A. CDP-FDP
  - 8. LANDSCAPE PLAN
  - 9. LANDSCAPE COMPUTATIONS
- 10. PRELIMINARY BMP ANALYSIS AND VRRM COMPUTATIONS
- 11. PRELIMINARY SWM ANALYSIS
- 12. ADEQUATE OUTFALL

APPLICANT:

CHRISTOPHER LAND LLC

0461 WHITE GRANITE DR # 103, 04KTON, VIRGINIA 22124 (703) 352-5959



PLANNER & CIVIL ENGINEER:

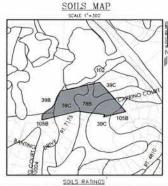
Urban, Lai. 1741 Mate Kiner Tampile Amendeler, Vergerin 22063 Tal. 103,642 8066 www.schan.bit.com



SHEET 1 OF 12 ZP-2429

#### GENERAL NOTES

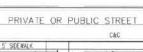
- ALL REFERENCES HEREIN TO ZONING ORDINANCE SHALL REFER TO THE FARREX COUNTY TOWNED ORDINANCE
- THE SUBJECT PROPERTIES ARE LOCATED WITHIN THE BRADDOOK DISTRICT, ON FARFAX COUNTY TAX MAP 669-1-(0.1);00318 AND 669-1-(0.1);00318. ALL REFERENCES HEREIN TO PROPERTIES. PARCEL OR STIES BHALL REFER TO THE SUBJECT PROPERTIES.
- THE PROPERTIES ARE CURRENTLY ZONED R-1 AND ARE PROPOSED TO BE REZONED TO
- THE PROPERTIES AND CURRENTLY OWNED BY HAINE IN GLIBERT (069-1601))-60318) AND CURTIS C. AND BEVERLY W. GLIBERT (069-1-(01))-0031A)
- THE BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY URBAN, LTD. IN FEBRUARY, 2019.
- THE TOPOGRAPHY SHOWN IS AT TWO FOOT CONTOUR INTERVAL, BASED ON A FIELD RUN TOPOGRAPHIC SURVEY PRIFFORMED BY URBAN, LTD. IN FEBRULARY, 2019
- BASED ON COUNTY MAPPING. THERE ARE NO RPA'S OR FLOCOPLAINS LOCATED ON THE
- THERE ARE NO KNOWN UTBITIES EASEMENT 25 FEET IN WIDTH ON THE PROPERTY.
- THERE ARE NO AREAS ON SITE THAT HAVE SCENIC ASSETS AND NATURAL FEATURES WORTH PROTECTING AND PRESERVING.
- THERE ARE NO KNOWN GRAVE OR BURIAL SITES ON THE PROPERTY
- THERE ARE NO KNOWN ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES IN THE PROJECT AREA.
- THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES, LOT SIZES, HOMES AND SETBACKS WILL BE COMPATIBLE WITH THOSE OF RECHBORING DEVELOPMENTS.
- THE PROJECT WILL BE PHASED ALL EXISTING STRUCTURES ON THE PROPERTY ARE TO BE UTIMATELY REMOVED THE EXISTING STRUCTURE ON PARCEL SHATS PLANNED TO BE PRESERVED DURING PHASE 2.
- SUBJECT TO MARKET CONDITIONS, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PHASE I DEVELOPMENT WILL COMMENCE AS SOON AS ALL RECESSARY COUNTY APPROVALS AND PERMITS AND GOTANIES. THIS TIMEN FOR PHASE IS DEVELOPMENT IS UNKNOWN.
- THERE ARE NO KNOWN HALARDOUG OF TOOLS SUBSTANCE AS SET FORTH IN TITLE 40.
  CODE OF FEDERAL RECOLATIONS PARTS 116. A 22.4 AND 355, ALL HOLARDOUG WASTE AS SET FORTH IN TITLE 40.
  EVER FORTH IN CORROWNINGH IN TO FEDROAD OPERATION OF WASTE WASDE AND ADMINISTRATION OF THE ADMINISTRATION OF WASTE WASDE AND ADMINISTRATION OF RESULTING OPERATION OF ADMINISTRATION OF ADMINISTRATIO
- PUBLIC WATER AND SEWER SHALL BE PROVIDED BY CONNECTING TO EXISTING SERVICE WITHIN OR ADJUSTED TO THE PROPERTY. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PROVIDE CONTRACTORS.
- 18 PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND:
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- PURSUANT TO SECTION 18-403 OF THE ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND LANCISCAPILD OPEN SPACE REPRESENTED ON THE PLAN ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL DESIGN AND SITE SWITE-ERRING.
- LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND THIS COPPEDP.
- STORMANTER MANAGEMENT FACUTIES NAL CONFIGNIT DAL SPINES AND EN ROUMBRUNTS STORM WATER MANAGEMENT AND BEST MANAGEMENT PROFINES MAY BE MET WITH A COMBINATION OF UNDERGROUNDE FACUTIES AND OPEN SPACE OUTLANDER RESERVOIT SIE BOST IT USE SUPPLEMENTARY MENONATIVE MANAGEMENT OUTLANDER RESERVOIT SIE BOST IT USE SUPPLEMENTARY MENONATIVE MANAGEMENT CAULTY ROUMBRUNTS. ADDITIONALLY, CONLEICHER RESERVOIT STE RIGHT TO CAULTY ROUMBRUNTS. ADDITIONALLY, CONLEICHER RESERVOIT STE RIGHT TO PRICEMEN WATER OULLIST CREDITS TO MET GO PRATICAL WEET; BOR PECQUIEMENTS.
- PRIVATE STREETS AREAS NOT WITHIN PRIVATE DRIVEWAYS ARE TO BE LOCATED ON COMMON HOMEOWHERS ASSOCIATION (HOA) PROPERTY AND WILL BE OWNED AND MAINTAINED BY THE HOA.
- SPECIAL AMENITIES MAY INCLUDE A POCKET PARK/ CREEN WITH BENCHES AND LANDSCAPING. LANDSCAPING WILL SERVE TO DEFINE THE STREETSCAPE, SOFTEN THE BULLT ENVIRONMENT AND BUFFER YEARY TO ADJACENT PROPERTIES.
- THE COMPREHENSIVE PLAN IDENTIFIES THE LAND USE FOR THIS SITE AS RESIDENTIAL AT 2 TO 3 DWELLING UNITS PER ACRE. THE PROPERTY IS LOCATED WITHIN THE POHICK. PLANNING DISTRICT #21.
- IF NECESSARY, APPLICANT SHALL APPLY FOR A WELL ABANDONATENT PERMIT WITH THE HEALTH DEPARTMENT AND HAVE THE ONDITE WELL ABANDONED PROPERLY AS WELL AS HAVE THE SEPTIC TANK ARANDONED PRIOR TO RESIANCE OF A DEMOLITION PERMIT FOR THE PROPERTY.
- 77. THERE ARE NO COMPREHENSIVE PLAN TRAKS ON THE SUBJECT PROPERTY
- 19. THERE ARE NO AFFORDABLE DWELLING UNITS PROPOSED WITH THIS PLAN.
- OFFSITE IMPROVEMENTS INCLUDE PUBLIC ROAD AND UTILITY CONNECTIONS

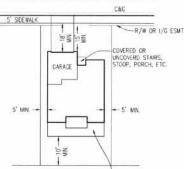


SOIL NUMBER	SOL NAME	SOIL PROBLEM CLASS	SOIL HYDROLOGIC EROSP	SOIL DRANACE	POTENTIAL	FOUNDATION SUFFICIET	GEOTECHNICAL REPORT REGO
.598	GENEG SET LOW	1	. 9	5000	HOI	6000	NO.
390	GLENLG SLT LOAM	F	. 8	6006	HIGH	9000	NO.
768	MEADOWWITE LOAM	3.	.0	WAPGRAC-#	MEDICIM	FAR-WS	NO.
102	WHEATON LOAM	IVB	0	FAR-S	1901	6000	NO 2
193	WHEATON-GLENELG COMPLEX	16	9	6000	HOH	6000	но 2
1059	WHEATON-GLENELG	16	0	0000	HIGH	C000	H0 2

- 1. SOUS INFORMATION AND MAPPING PROMOED BY THE OFFICIAL 2019 FARFAX COUNTY SOUS MAP
- 2. PER FARFAX COUNTY REQUIREMENTS FOR SOL PROBLEM CLASS INE A GEOTECHNICAL INVESTIGATION IS REQUIRED AT TIME OF BUILD VISION PLAN: A GEOTECHNICAL REPORT IS NOT REQUIRED, UNLESS RECOMMENDED BY THE GEOTECHNICAL RINKS PRICATOR.

#### TYPICAL SINGLE FAMILY LOT DETAIL





#### TYPICAL LOT/ UNIT NOTES

THE TYPICAL LOT DETAIL IS INTENDED TO ESTABLISH MINIMUM YARD AREAS AND SETBACKS. THE FOOTPRINT SHOWN IS BLUSTRATIVE AND IS NOT INTENDED TO REPRESENT THE ACTUAL FOOTPRINT, ALTERNATIVE

COVERED. UNCOVERED, OR ENCLOSED.

DECKS, PORCHES, OR SUNROOMS.

- DRIVEWAY LENGTH IS MEASURED FROM FACE OF GARAGE DOOR TO EDGE OF SIDEWALK OR FACE OF CURB IF NO SIDEWALK IS PROVIDED.
- 8. DECK MODIFICATIONS MAY INCLUDE BUT ARE NOT LIMITED TO LATTICE WORK, PERGOLAS, PRIVACY SCREENS, TRELLISES, BENCHES AND OVERHANGING PLANTER BOXES.
- 4. EXTENSIONS INTO MINIMUM REQUIRED YARDS NOT SPECIFIED SHALL BE GOVERNED BY ARTICLE 2-112 OF THE
- SIDEWALKS MAY ENCROACH INTO FRONT AND SIDE YARDS # SO, THEN A PUBLIC ACCESS EASEMENT SHALL BE ESTABLISHED IN THOSE AREAS.
- COVERED AND UNCOVERED STARS, STOOPS, BAY WINDOWS, FIRE PLACES, AND HVAC UNITS MAY EXTEND UP TO 5 FEET INTO ANY MINIMUM REQUIRED VARIO, BUT NOT CLOSER THAN 2 FEET TO ANY SIDE LOT LINE.
- COVERED, UNCOVERED, OR ENCLOSED DECKS, PORCHES, OR SUNROOMS MAY EXTEND INTO REAR YARDS. BUT NOT CLOSER THAN 5 FEET FROM THE REAR LOT LINE AND MAY NOT PROJECT BEYOND THE SIDE OF THE

#### ZONING AND AREA TABULATIONS

TOTAL SITE AREA. 193,103 S.F. CR 4,4330 AC.

EXISTING ZONING 10.5

ROPOSED ZONING POH-3

PROPOSED DENSITY 12 UNITS MAX (4.4330 AC + 2.71 DUMP

NIMUM LOT AREA NO REQUIREMENT WINDLAND WILLIAM NO REQUIREMENT

35 FEET OPEN SPACE REQUIRED 20% OR \$8,206 S.E.

OPEN SPACE PROVIDED: 20% OR 39,196 S.F

ACTIVE RECREATION SPACE 1 2 400 S F

#### PARKING TABULATIONS

TOTAL NUMBER OF UNITS: 12 (SFD)

PASISING SPACES RECURRED

48 SPACES 48 SPACES (4 PER UNIT)

\*10TAL NUMBER OF PARKING SPACES PER DWELLING UNIT SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE ARTICLE 11-103. THE TOTAL NUMBER OF PROPOSED SPACES IS SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AS LONG AS WINNIUM REQUIRED IS EXCESSED.

Arrantine Wegner 2000 161, 703 342 6060 FAX 705 64 generalized 60 (200

位》

CHRISTOPHER LAND LLC

MOUN, VA 22134

Project Name

KENILWORTH II

CDP/FDP

Fairfax County, Virginia

Project No. ZP-2429 Date DEC 28, 2019

Drawmy Title

**NOTES & DETAILS** 

Scalar

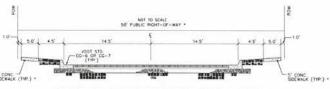
Drawing Number

Sheet 2 of 12

#### TYPICAL CROSS SECTION PRIVATE STREET - NO PARKING NO SIDEWALK



#### TYPICAL CROSS SECTION PUBLIC STREET



THIS TYPICAL SHOWS ULTIMATE INPROVEMENTS/DIMENSIONS AT TIME OF PHASE II DEVELOPMENT.
 PHASE I DEVELOPMENT MAY NOT INCLUSE PULL SOLEMAIX IMPROVEMENTS AND WILL DRLY INCLUDE PARTIAL ROAD ODDICATION, SEE SHEET 7 FOR MORE INFORMATION.









7712 Little Hover Surrying Avventible: Vergina 22000 TEL 703 No2 NOS - FAX 703 S42 5251 www.untervible.com



CHRISTOPHER LAND LLC

KENILWORTH II

CDP/FDP

Braddock District Fairfax County, Virginia

Checked By DTM Project No. ZP-2429

Date DEC 28, 2019

Drawing Title

ARCHITECTURAL **ELEVATIONS** 

CONCEPTUAL ARCHITECTURE

3 Sheet 3 of 12















FTIS LISE New Turners Annunsia Virgina 2000 TEL TIS MIS RISE - FAX: TOS 42 8251 Securities No.



CHRISTOPHER LAND LLC

10481 White Grania Drive # 103 Claicon, VR 22124 703-302-5090

Revision / Issue No. Deporption 1. Submission

Date

10/06/2







Project Name

KENILWORTH II

CDP/FDP

Braddock District Fairfax County, Virginia

rawn By Checked By SS DTM

Project No. ZP-2429 Date DEC 28, 2019

ARCHITECTURAL ELEVATIONS

CONCEPTUAL ARCHITECTURE

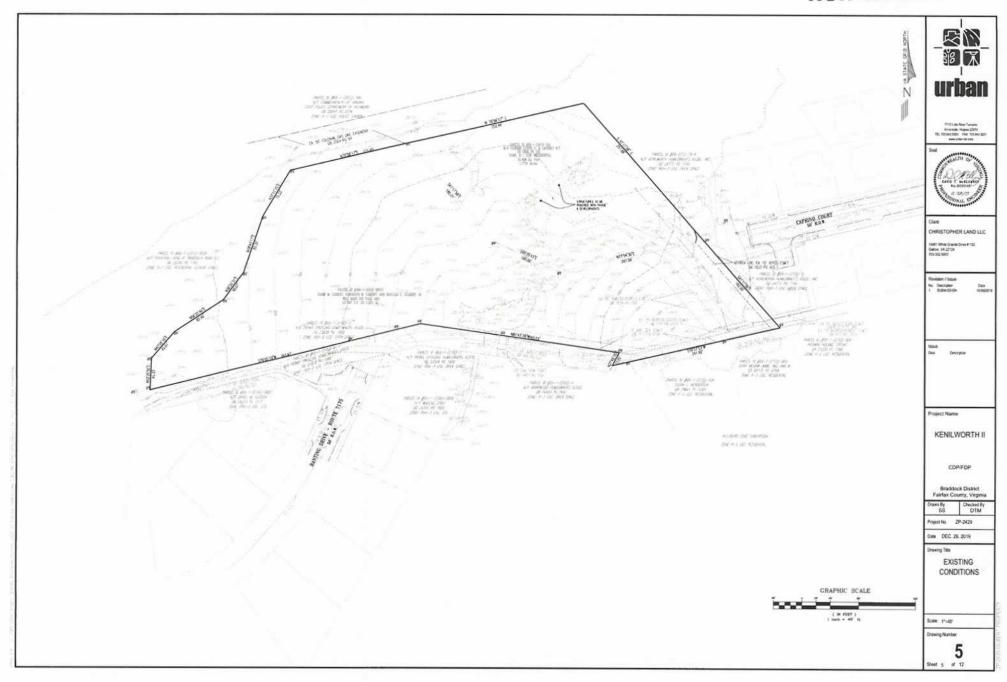
NOTE:

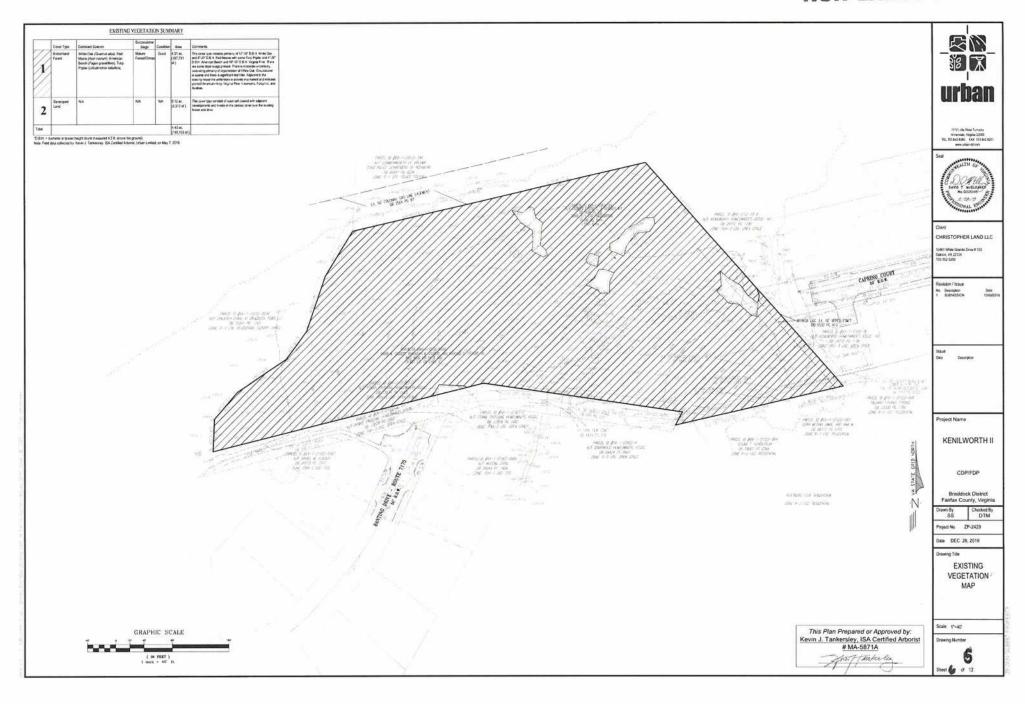
THESE IMAGES ARE CONCEPTUAL AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIAL PROPOSED, REFINEMEN

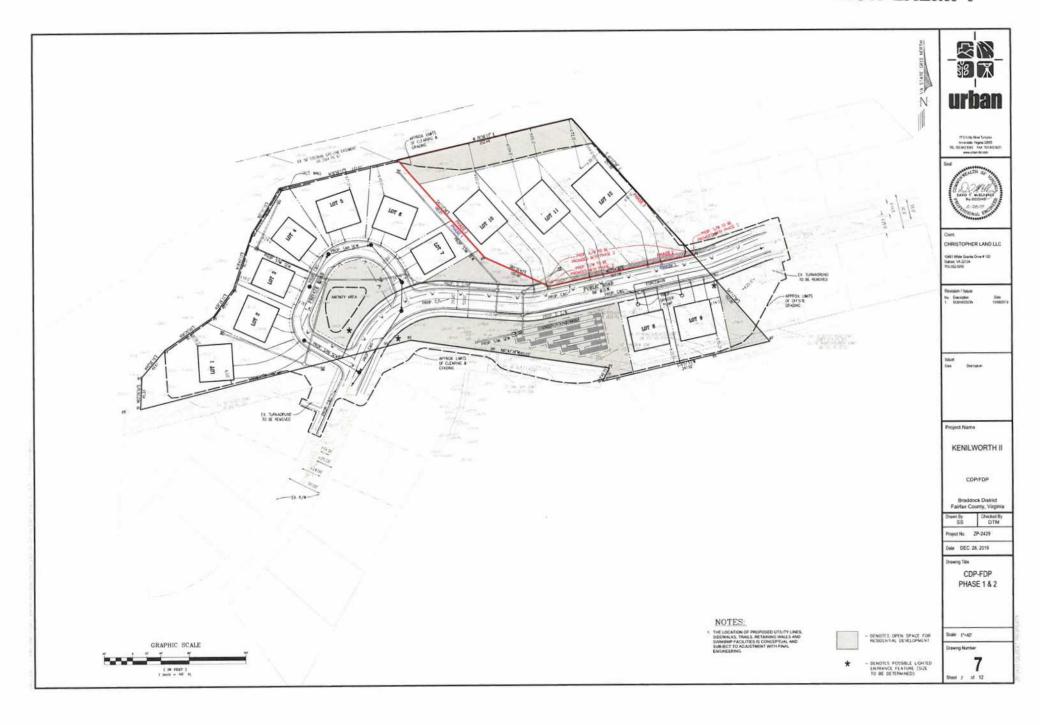
Scale

Drawing Number

4 sect 4 of 12











Bymbol	Boranical Name	Common Name	Stee	Туре	Remarks	10 yr. Canopy Credit	Muspher
	Cat. N Deciduous Trees	10000	1000	15552 m	Market De La Company	3/2/5/2016	10.00
	Acer natrum	Rius Magrie	3" Cat.	0.4.0	Uniform transfering pottern	250	Notice: 1.5
-	Carya glabra	Pignut Hickory	3, CR	0.4.0	Uniform tranching pottern	250	Native: 1.5
1	Fagus granditatio	Amorean Sooch	3" Car.	8 & B	Uniform trunching pattern	250	1.0
	Linksdandron fullplans	Tutio Poptar	3" Car.	8 & B	Undom tranching pattern	250	1.0
7	Platarius occidentalis	Sycamore	3° Car.	848	Uniform branching pattern	250	1.0
20 1	Quertus altia	White Oak	3" Car	848	Undom branching pattern	250	Wildlife Benefits: 1.5
	Quertus coccines	Scaren pan	3° C#	848	Uniform branching pottern	250	Native 1.5
	Quertus phelios	Willow Oak	3" Cal.	BAB	Uniform branching pattern	250	Widtle Benefits: 1.5
	Tila americana	American Linden	3" Car.	DAD	Undorro branching patient	250	1.0
<b>D</b>	Cat. 8 Decidious Trees Settle regre Cate occidentalis Docums vigriums Magnolis mecophylis (Nysas synetics Sains regre Cat. N' Evergreen Trees	Pher Birch Hackbory Persimmon Tree Signal magnota Black Glam Black William	FGE FGE FGE FGE FGE	8 5 8 6 4 8 6 4 8 6 5 8 6 4 8 8 5 8	Uniform transiting patient Uniform transiting patient Uniform transiting patient Uniform transiting patient Uniform transiting patient Uniform transiting patient Uniform transiting patient	175 175 175 175 175 175 175 175	Widdle Benefits 1.5 Native 1.5 Native 1.5 Native 1.5 1.0 Wiktitle Benefits 1.5 Native 1.5
Specie	Magnolia grancifora	Southern Magnotia	10' Ht	888	Uniform tranching pattern	260	1.0
3. 6	Pirtue wigotieria	Virginia Pine	10'14	0 8 0	Uniform branching patiem	296	Widile Bondia: 1.5
mit	Pirtus taeda	Lotalolly Pine	10 14	0 8 8	Undom branching pattern	250	Width Bosetts 1.5
	Cat. #Evergreen Trees	Wrote fr	line	0.40	Linkers branching suffers	1 125	1 110
Willy.	Tex opeca	American Holly	W 14	848	Uniform trianching patiers	125	WARTE Benefits 1.5
1.34	Avigenus virginiana	Eastern Rock oder	E HL	BAB	Undom transfying pattern	125	Widdle Benefits, 1.5
4/10/5	Pices gauca	Write Sprice	814	848	Uniform transfring pattern	126	10
THE	Picsa pungent	Colorado Biue Senuce	8714	BAB	Uniform branching patiem	125	1.0
	A. same for Amon	Total and address	le .g		Toursell transfer of transent	140	110

		TR	ANSITIONA	L SCR	EENING AND B	ARRIER CALCULATIONS		
Adjacent Use (Group)	Required Transitional Screening / Darrier	Width (I.I.)	Length (I.f.)	Area (s.f.)	Required 10- Year Canopy Cover (75%)	Required Trees and Shrubs	Provided Trees and Stuties	Total
West: Bulkir A-8 Single Family Detached to Assisted Living Facility (Group 6)	None Required			-				_
North, Buller B.C. Single Family Detached to State Police Facility (Group 12)	None Required							
East: Buller C-D Single Family Detached to Single Family Detached (Group 1)	None Required							
Southnest Buller D-E Single Family Decembed to Single Family Detected (Group 1)	None Required							
South Buller II # Single Family Detached to Single Family Dotached (Group 1)	None Required							
Southwest: Buffer F-A Single Family Detached to Single Family Detached (Group 1)	None Request							

Tree Preservation: Tris Preservation Areas	Cover Type	8.6	Credit Factor	Total
Tips Primaryation Area 1	Bottomand Forest	0.361	1.00	8.301
True Properyation Area 2	Bottomiand Forest	2.245	1.00	2,245
Tree Presuredion Area 3	flucturnland Fortest	3.416	1 00	3.416
Tree Presentation Area 4	Dubbriand Forest	600	1 00	100
utal Tree Preservation Provi	fed (a.f.)			14,729

Step.		Totals	Reterence
A. Tre	e Preservation Target Calculations and Statement	STREET	(10) CO. (1)
A	Pre-development area of existing tree canopy (from existing regulation map) =	167,791	
8	Percertage of gross site area covered by extsting tree canopy *	97%	_
c	Percentage of 10 year tree canopy required for site (see Table 12.4) =	25%	
D	Percentage of the 10-year tree carboy requirement that should be mid through tree proservation *	UP%	
	Proposed percentage of carcoy requirement that will be mut through tree presentation =	30.5%	
F	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
o	If No for line F, then a request to deveate from the Tree Procession Target must be provided on the plan that states one or more of the jumification issued of § 170008 along with a number of provides a sitil-specific explanation of why the Tree Presentation Target cannot be mot. Provide sheet reambox where execution		SEE NOTE #3.
Ħ	if step G requires a nametive, it shall be prepared in accordance with § 12-0308 4		
1.	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12-10.	18	
Table	12.10 10-Year Tree Canopy Calculation Worksheet		-
Step		Totals	Retarence
	ree Preservation Target and Statement	Totals	Retarence

	Tree Preservation Target and Statement		
13	Place the Tree Presentation Target calculations and statement here precenting the 10-year tree caregy.		see § 12-0308 2 for list of required elements and worksheet.
. 1	rse Canopy Requirement		
31	Monthly gross site area *	193,103	§ 12-0311.1A
32	Subtract area dedicated to parks, road Surrage and +		\$ 12-0311.1B
13	Subtract sens of exemptions -		\$ 12-0311.1C(1) through \$ 12-0311.1C(6)
34	Adjusted gross site area (81 - 82) +	193,103	
35	locately the site's zoning and/or use:	PCH-3	
NG.	Percentage of 10-year tree canopy required =	25.0%	5 12-0310 1 and Table 12-4
17	Area of 10-year Tree Canopy Required (84 x 86) *	48,276	
38	Modification of 10-year Tree Canopy Requirements requestion?	No	Yes or No.
39	# 88 is yes, then not plan sheet where modification request is located.		Steel number
-	nee Preservation		
	Ties Preservation Target Area :	10.010	
1		40,946	
:2	Total carropy area meeting standards of § 12-0200 =		

6.5	Total carryly were meeting standards of § 12-0200 =		
C3	C2+125+	0	6 12-0310 NE
C4	Tatal carcoy area provided by unique or valuable forest or woodland communities =		
C5	C4:15-	0.	§ 12-0310 38(1)
C6	total of canopy area provided by "Hentage." "Memoriat." "Specimen." or "Street" trees."		
CZ	C6x15te30+	0	§ 12-0310.3B(Z)
Ce	Canopy area of trees within resource Protection Areas and 100- year floodpaars: =		
C9	Cax10+	0	§ 12-0310 3C(1)
C BA	Canopy Area not receiving credit muliphers =	14,728	Contract Contract
C 10	Total of C3. C5, C7, and C9 =	54,728	If area of C 10 is less than B 7 remainder of requirement must be mut through tree ptenting - go to 0
D. Tr	ee Planting		
01	Area of carropy to be met through tree planting (67-C10) =	33,548	
02	Area of canopy planted for air quality benefits =	-	

I BASED UPON FINAL ENIGNEERING, THE LANDSCAPING PROPOSED WITH THE SUBDIVISION PLAN MAY VARY FROM THAT SUDION ON THE SUBDIVISION PLAN MAY VARY FROM THAT SUDION ON THE SUBDIVISION PLAN MAY VARY FROM THAT SUDION ON THE SUBDIVISION PLAN MAY SUBDIVISION PLAN MAY SUBDIVISION PLAN MAY SUBDIVISION PLAN MAY SUBDIVISION PLAN THE PLAN MAY SUBDIVISION PLAN MAY SUBDIVISION PLAN MAY SUBDIVISION OF THE OFFICE AND FROM THE OWNER REQUISIONS FROM MAY SUBDIVISION PLAN MAY SUBDIVISION OF THE OWNER PLAN MAY SUBDIVISION PLAN MAY

			0
D Tes	• Planting	_	
0.1	Area of carropy to be met through tree planting (67 C10) =[	33.548	_
02	Area of canopy planted for air quality benefits =		
03	#16s	0	6 12 0310 4B(1)
D4	Area of canopy planted for energy consensation #		1.4.00.00.00.0
0.5	*15-	0	\$ 12-0310 48(2)
0.6	Area of carcey planted for water quality benefits =		
07	11251	- 6	§ 12-0310 4B(3)
0.8	Area of carcopy planted for wildlife benefits 1	10,700	-
DW	x15+	16,050	§ 12-0310-4B(4)
D 10	Area of caropy provided by native trees in	10,775	
0.11	x1.5=	16,163	\$ 12-0310 48(5)
0.12	Area of caregy provided by improved cultivers and venetics =		
D 13	x 1.25 +	0	§ 12-0310.48(0)
D 14	Area of carropy provided through tree seedings -	15303	EUR ENTRE
200	*10*	0	§ 12-0310-4D(1)
D 15	Area of canopy provided through native shrubs*		-
	*10*	10	§ 12-0310 4D(1)
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must ret axceed 33% of 0
	Area of Canopy to be planted with no benilt credits *	1.375	
D 17	Total of caregy area provided through tree planting #	33,588	
D 18	is an officie planting relial requested?	No	Yes or No
D 19	Tree Bank or Tree Fund?	NA	£12-0312
020	Caropy area requested to be provided through offsite banking or line fund =		
D 21	Amount to be deposited into the Time Preservation and Planting Fund :		
E. Tot	al of 18-year Tree Canopy Provided		
f, 1	Total of canopy area provided through tree preservation (C 10) =	14,726	1
12	Yotal of canopy area provided through tree planting (D 17) =	33,566	
6.3	Total of canopy area provided through offsite mechanism. (D 19) =	4	

Total of 10-year Time Canopy Provided (SF)\* (E1+E2+E3)

7712 Little River Turration Annomales, Virgene 22903 TEL, RO BAZ 50A0 FAX 703 642 5251 WAR WIGHT SIZE



CHRISTOPHER LAND LLC

Project Name

KENILWORTH II

CDP/FDP

Braddock District Fairfax County, Virginia

Checked By DTM SS SS Project No. ZP-2429

Date DEC 28, 2019

LANDSCAPE COMPUTATIONS

Scale: N/A

Total of E1 through E3, 49,316 area should most or exceed area in B7

Drawing Number

Sheet 9 of 12

Symbol	Betanical Name	Common Name	Size	Type	Remarks	10 yr. Canopy Credit	Multiplier	,
	Cat. N Deciduous Trees			•		-	-	
	Acer naries	Red Mapie	13° Cat	040	Unitern transfering pattern	1 250	Nacve	1.5
~	Corya giatira	Pigna Hickory	3° Cal	040	Uniform branching pottern	250	Native	
/ >	Fax a granditola	American Beech	3" Cas.	848	Uniform branching pattern	250		1.0
	Linderidion tuligitara	Tulio Poster	3º Cal	848	Uniturn tranching pattern	250		ť.ō
	Postanua occidentale	Bycamore	13° Cap.	048	Unitern branching pattern	250		1.0
V. /	Quercus altos	Winde Class	3" Cal.	048	Undum transferg pattern	250	Wastle Senetics 1	
4	Quercus coccines	Scartel can	3° CM	840	Uniform branching pattern	250	Platiw 1	
	Quercus phelice	Wittow Out	3° CM.	DAD	Uniform branching pattern	250	Width Bonelis	
	Titu entercarus	American Linden	3. CR	0 4 8	Undons branching parties	250		1.0
A STANKE	Cot. II Deciduous Troes Suida riga: Coma occidentaria Despres suprane Magnola macrophyla Pysas syndhora Sala nigra  Cot. V Evergreen Trees Magnola granitoria Prina digitatria Prina digitatria Prina digitatria	Rose Bruh Hackbery Pensimmen Tree Bigled magnitis Black Cum Black Wilde  Southern Magnotis Virgina Pres Loboth Pres	F Cal F Cal F Cal F Cal F Cal F Cal F Cal	848 848 848 848 848 848 848	Unform transfering pattern Justices investing pattern Leikom transfering gettern Uniform bransfering gettern Uniform bransfering gettern Uniform bransfering gettern Justices bransfering gettern Justices bransfering gettern Leikom bransfering gett	176 176 176 178 175 175 175 175 175 175 250 250	Widdle Benefits hathe	15
Smile								
	Cat. I Evergreen Trees							
M	Atwee goncolor	White fir	ff Fet.	DAB	Uniform branching puttern	126		1.0
+CUES	Bex opace	American Helly	# Ht.	DAD	Uniform branching pattern	125	Width Senetts	
<b>与黑</b> 之	Autoperus virginians	Eastern Redcodar	814	0 4 0	Uniform branching pattern	125	Wadde Benefits	
ZUM.	Pices glauca	White Sprice	FFE.	040	Uniform branching pattern	125		1.0
7476700	Pices gurgens	Colorado Biua Spruce	EH.	DAO	Unitum tranching pattern	125		1.0

			NASIINA	Lack	CEUMO WED D	ARRIER CALCULATIONS		
Adjacent Use (Group)	Required Transitional Screening / Barrier	(i.t.)	Cangth (I.E.)	Area (s.f.)	Required 16- Year Canopy Cover (75%)	Required Trees and Shrubs	Provided Trees and Strute	Total Canepy
West: Suffer A-B Single Family Detached to Assisted Living Facility (Group 6)	None Required							
North: Suffer B-C Single Family Detached to State Police Facility (Group 12)	None Required							
East: Buller C-O Single Family Detached to Single Family Detached (Group 1)	None Required							
Southwest: Buffer D-E Single Family Detached to Single Family Detached (Group 1)	None Required							
South Bullar E-F Single Family Detached to Bingle Family Detached (Group 1)	None Required							
Southwest: Buffer F.A. Single Family Detached to Single Family Detached (Group 1)	None Required							

Tree Preservation:				
Tree Presentation Areas	Cover Type	B.F.	Gredit Factor	Tes
Tree Preservation Area 1	Bottomland Forest	18.351	11.00	8.30
Tree Preservation Area 2	Bottomium Forest	2.245	1.00	2.24
Tree Preservation Area 3	Bettomland Forest		1.00	3.41
Tree Presentation Area 4	Bottomiand Forest	568	1.00	86
Total Tree Presurvation Provid	(ed (s.f.)		77.75	14,72
Table 12.11 Interior P	arbina Latt and	canio	n Calculatio	-

Table	12.3 Tree Preservation Target Calculations and State	ement	L. Williams	
Bup		Totals	Refere	ice .
A. Tre	Preservation Target Colculations and Statement			
A	Pre-covelopment area of existing tree caregoy (from existing vagetation map) =	187,701		
-	Percentage of gross site area covered by existing tree carropy *	67%		
c	Partiersage of 10-year tree carropy required for sits (see Table 12.4) =	25%		
0	Percentage of the 15-year true canopy requirement that should be met through free presentation =	97%		
£	Proposed percentage of contry requirement that will be met through their presentation =	30.5%		
F	Has the Tree Preservation Target minimum been met?	No	Provide	Yes or No
0	Target must be provided on the plan that states does or more of the justifications issue in § 12-0006.3 along with a mentale that provides a situ-specific estimation of very the Tree Preservation Target cannot be met. Provide sheet number when delation requests is located.		SEE HC	7TE ≠3
н	if step G requires a menative. If shall be propored in accompanies with § 12-0308.4			
-1	Place the information pror to the 16-year Tree Canopy Calculatione as per instructions in Table 12.10.			
Table	12.10 10-Year Tree Canopy Calculation Worksheet	14		
Step		Totals	Referen	00
A T	ee Preservation Target and Statement			
4.1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree caregy			G008.2 for fiss elements and et
B. To	e Canopy Requirement			100
Bt	torrely gross site area *	190,163	\$ 12-00	11.1A

	ktorefy gross site mag *	190,163	\$ 12-0011.1A
	Subtract area dedicated to parks, road frontage and a		§ 12-0311.1B
	Subtract area of exemptions =		§ 12-0311.1C(1) through § 12-0311.1C(8)
	Adjusted gross site area (81 - 82) =	193,103	CONT. 1000
	Identify the bita's coming and/or use	POH-3	
	Percentage of 10-year tree canopy required +	25.0%	§ 12-0310.1 and Table 12-4
	Area of 10-year Tree Conopy Required (64 x 86) =	48,276	-
	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
	#88 is yes, then list plan sheet where modification request is located		Sheut number
Tree	Premovation		
$\neg$	Yree Preservetton Target Area *	46,940	

- 10	1000 0 000 000 000	12,740	If area of C 10 is teps than 8 7 remainder of requirement must be most through tree planting - go 0	
C DA	Carropy Area not receiving cradit mulipliers * Total of CA, CA, CA, and CB *	14,728	Farme of C 10 is test than	
CP	C8x10+	. 0	§ 12-03 (0.3C(1)	
c.	Canopy area of trees within resource Protection Areas and 100- year footplains *		17/7-1317-1	
27	C6x15t030*		§ 12-03 f0.38(2)	
C 6	ittal of caregy area provided by "Heritage," "Memorial." "Specimen," or "Street" trees *			
25	C4x1.5+		§ 12-03 t0 3B(1)	
C.	Tutal canopy erea provided by unique or valuable finest or woodland communities =			

02	Area of carropy planted for air quality beinefts *		
03	115-	0	\$ 12-0310-48(1)
D4	Area of carboy planted for energy conservation =		A CONTRACTOR OF THE
D5	x15+		\$ 12-03 10,48(2)
De	Area of caregy planted for water quality benefits *		Toronto Contraction
D7	1125-	0	£ 12 40 10 48(3)
D#	Area of caregy planted for wildlife benufits *	10,700	
DB	x15-	16,050	\$ 12-03 (0.48(4)
D 10	Area of canopy provided by native trees *	10,775	No. I
D 11	a 1.5 e	16,163	\$ 12-0010 48(5)
D t2	Area of canopy provided by improved cuttivers and verleties.	-	
D 13	1120	0	§ 12-0310.4B(6)
D 14	Area of cancoy provided through tree seedings *		
	410-	. 0	\$ 12-0310.40(1)
D 15	Area of canopy provided through native shrubs*		
200	x10-	0	\$ 12-03 f0 4D(1)
D 16	Percentage of D 14 represented by D 15 +	0.0%	Must not exceed 3
print	Area of Caropy to be pranted with no ben't credits .	1,375	
D 17	Total of caregy area provided through tree planting *	33,566	
D 18	is un calcilia planting relial requested?	No	Yes or No
D 19	Tree Stank or Tree Fund?	NA.	\$ 124312

D 17	Your of campy area provided throu	gh free planting *	33,566	т
D 18	la un offsite planting		No	Y
D 19		ank or Tree Fund?	NA.	官
0 29	Carcipy area requisited to be provided through	tree hand *		Т
0.21	Amount to be deposited into the Tree Preserv	stion and Planting Fund *		I
E. Tot	al of 10-year Tree Canopy Provided	ar emparation of		+
E 1	Total of canopy area provided through tree pre		14,728	т
£2	Total of caropy area provided through tree		33,560	Т
E3	Total of canopy area provided through offsite me	chansen (D 19) •	0	Т
64	Total of 10-year Tree Canopy Provided (SF)=	(E1+E2+E3)		Ti

-	yg 🔻
-	
	rhan
-	



CHRISTOPHER LAND LLC

Project Name

KENILWORTH II

CDP/FDP

Braddock District Fairfax County, Virginia

roject No. ZP-2429

Date DEC, 28, 2019

swing Title

LANDSCAPE COMPUTATIONS

Scale: N/A

Drawing Number

Sheet 9 of 12

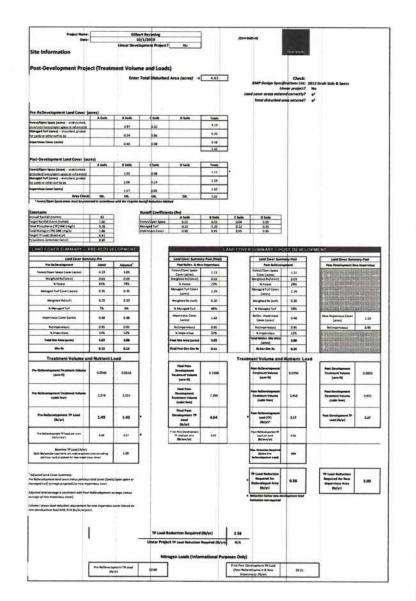
I LEAGED UPON FINAL ENGINEERING. THE LANDSCAPING PROPOSED WITH THE SUBDIVISION PLAN MAY WARY FROM THAT SHOWN ON THE EVENT SHOWN ON THE PROPERTY OF THE SUBDIVISION PLAN MAY WARY FROM THAT SHOWN ON THE PROPERTY OF THE PROPER

#### PRELIMINARY BMP NARRATIVE:

THE PROPOSED DEVELOPMENT WILL USE EITHER CH-SITE MEASURES OR OFF-SITE MUTRIMITY CROID TO TO SATISFY THE WATER COLMITY REQUIREMENTS. DURING FINAL REQUIREMENTS APPLICANT WILL EXALULATE THE POSSEBLITY OF DINAIS CPHILONS AND AT THERE DECKRETION UTILIZED ON-SITE STACKTIFES OR OTH-SITE AUTRIMITY CREDITS TO SATISFY THE WATER COLMITY REQUIREMENTS.

THE VIRM SPREADSHEET ON THIS PAGE SHOWS THE PRELIMINARY REQUIREMENTS THAT WILL BE SATISFIED BY THE SELECTED MEASURE TYPE DURING FINAL ENGINEERING.

PER FARRFAX COUNTY CODE, CHAPTER 324-4-5 AND PURSUANT TO § 62.144.15:25, OPERATORS SHALL BE ALLOWED TO UTILIZE OFFSITE WHEN LESS THAN FIVE ACKES OF LAND MULL BE DISTURBED AND THE PROSTOMATING LION PHOSPHORUS CONTROL REQUIREMENT TO LESS THAN 10-POUNDS PIR YEAR. THIS PROPOSED DEVELOPMENT MEETS BOTH CHERICAL AND MAY USE OFFSITE NUTIFIER OF CREDITS.





urban

7713 Liste Rest Turnsber Archerose, Vegera 2000 TEL 703/4/2000 FAA TULINI SCH MAN TULINI SCH



Client

CHRISTOPHER LAND LLC

10461 Villeta Granita Difee 8 103 Opkson, VA 22124

Revision / lissue
No. Description Dat
1. SUBMINISTROW 10 is

Description

Project Name

KENILWORTH II

CDP/FDP

Braddock District Fairfax County, Virginia

Fairfax County, Virginia on By Checked By

Project No. ZP-2429

Date DEC: 28, 2019

Drawing Title

PRELIMINARY BMP ANALYSIS AND AND VRRM

VRRM COMPUTATIONS

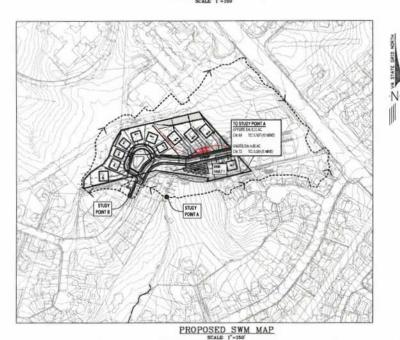
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Drawing Number

10 Sheet 10 of 12



EXISTING SWM MAP



#### PRELIMINARY SWM NARRATIVE:

THE SITE AREA IS APPROXIMATELY SEE ACRES, WHICH INCLUDES THE SITE BOUNDARY AS WILL AS OPPIET BRITINGED LAND, AND COCKRISTS OF HYDROLOGIC SOCIOUP & AND CYTY SOCIAL. THIS APPLICATION IS PROVIDED AS SWELLE FAMILY DELIVERED COMMONITY AS SHOULD NOT YES SHEET. THE SITE MAD ONE OF THE SITE AND COCKRISTOR OF THE SITE AND COCKRISTOR SHEET APPLICATION IS PROVIDED TO A SHEET AND COCKRISTOR SHEET APPLICATION OF A SHEET AND COCKRISTOR SHEET APPLICATION OF A SHEET AND COCKRISTOR SHEET APPLICATION OF A SHEET AND COCKRISTOR SHEET AND COCKRISTOR

PH ACCORDANCE WITH PIN SECTION 64003A.1 THE OUTPAIL POINT WILL BE ANALYZE WITH THE RELEASE RATE BASED ON THE DEFINED SITE IN THE PRECIPICATION CONCRITION. USED THE SOUTH SECTION SECT

EXISTING AND PROPOSED DRAWNING DIVIDES FOR THE SITE HAVE BEEN PROVIDED ON THE SHEET IN ORDER TO DEMONSTRATE THE PIEE AND POST DEVELOPMENT TO DEMONSTRATE THE PIEE AND POST DEVELOPMENT OF THE PIECE OF T

THE SWI APPROACH DIABNASE EMIDES, AREAS, LAND COVER CONDITION OUTFALL LOCATION, AND THE TYPES SIZES AND LOCATION OF SMM PACKITIES AND ALL CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

#### MINIMUMSTORMWATERINFORMATIONFORREZONING, SPECIALEXCEPTION, SPECIALPERMITANDDEVELOPMENTPLANAPPLICATIONS

The following information is required to be whose or provided in all covery applications, or a wave request of the submission requirement with publication shall be attached. Note: Viewers will be acted upon separately. Failure to assessibly address the required submission information may result in a delay in presenting this application

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2.) 8-2(.) FDP P Districts (Sect. 16-502 1A (6) & (17))

Special Exceptions (Sect. 9-011 2J & 2l.) Cluster Subdivision (Sect. 9-615 TG & 119). Commercial Revolutionation Districts (Sect. 9-622 2A (12) & (14)). Development Plans PRIC District (Sect. 16-302 3 & 41.) PRIC Plan (Sect. 16-303 1E & 1.0). Amendments (Sect. 18-202 10F & 101)

[] 1. Plut is at a minimum scale of 1"+50" (Linkses & is dispicted on one sheet with a minimum scale of 1"+100")

B 2 A graphic depicting the stormentar management floolity/less) and limits of cleaning and grading accommodate the damente management lactis(sed, stam d'arrage ppe system and outlit protection, punt syllesys, access routs sis outlists, one py disappion duning, and dream stabilization necessires as drown on Destity). 5.7, MO 12 If infiltration is proposed the substitute feeled for setability prantic submission of the development plan and results of the infiltration lead provided as part of the decorption of the lacetry.

N

Facility Name Type & No.		Off-site area served (acres)	(krainage area (acres)	Footprint area (st)	Storage volume (cf)	Hypord, distr height (R.)
SWM VAULT 1	± 4.40 AC	± 5.80 AC	± 10.20 AC	1 3,400 55	± 16,000 CF	N/A
Tixals						

III. 4. Onate dramage channels, outsits and pipe systems are shown on Sheet(s): 5.7, AND 12. Point stat and outsit pipe

Challe d'avaige channels coffairs nere jesteme are librar on Sheetin (3-1, 1997). Pour est and collet poe systeme are silvano on Sheetin (3-1, 1997).

In the silvano A detailed description and analysis of how the channel protection requirements and flood protection requirements of

each numbered outfall will be satisfied per Stamweter Nanagement Ordinance and Public Facilities Vanual are provided on Sheet's) 12.

If 10. Guiding topography with maximum control intervals of two (2) first and a note as to whether it is an air survey or field.

nun is provided on Sheet(s) 5

11. A submission waver is required for NA.

D 12. Stormwaler management is not required because NA

Revised: 8/4/2015



CHRISTOPHER LAND LLC

Southline / Benne

Project Name

KENILWORTH II

CDP/FDP

Braddock District Fairfax County, Virginia

Checked Sy DTM

Date DEC. 28, 2019

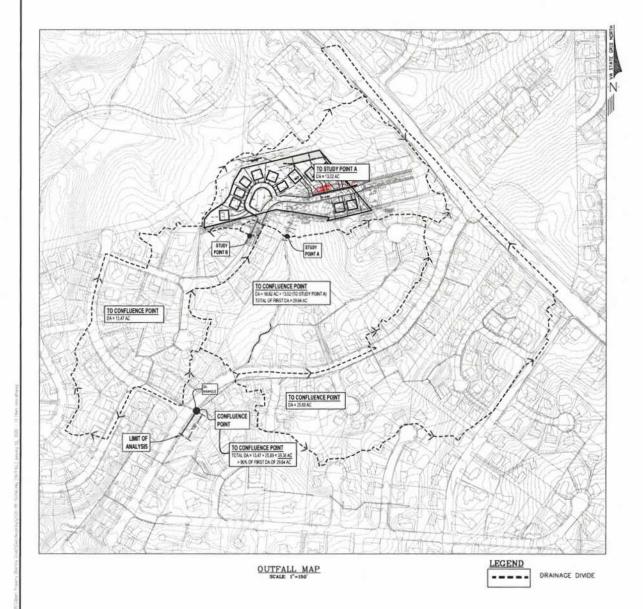
Stawing Title

PRELIMINARY SWM **ANALYSIS** 

Scale: 1\*x100\*

Drawing Number

11 Next 11 of 12



#### PRELIMINARY OUTFALL NARRATIVE:

THEM IS ONE CONCENTRATED DESCRIPTION FROM THE CONTENT WAS A STATE OF THE WINDOW THE THE STATE OF AN EXPERTMENT OF THE STATE OF AN EXPERTMENT OF THE STATE OF THE

PLOCO PACIFICAD.

SECTION 18-44-C.4 OF THE COUNTY CODE STATES DITINGTON OF STORMWARTER MAY BE PROVIDED THAT RELEASES THE
POST INVALENMENT PLAN FLOWS FOR THE 3 THAT IS HANDES STORM VIXIN AMD THE 18-THAT A HOUR STORM VIXIN AT BASES
DOWNSTANDAM ANALYSIS POILS BY A MARKET OF COUNTY LIA 4 CLASSES STATEMENT OF THE ST

AS SHOMEN OF THIS SHEET, A CONFIDENCE POINT THAT IS AT LEAST NIME OF THE ORIGINE SHARINGSFAREA WAS SELECT THEREFORE. THE LIART OF ANALYSIS IS 150 FT CONNUTRIAN OF THE CONFLUENCE FOOK!





CHRISTOPHER LAND LLC

Project Name

KENILWORTH II

CDP/FDP

Braddock District Fairfax County, Virginia

Project No. 29-2429

Date: DEC. 29, 2019 Drawing Tide

ADEQUATE OUTFALL ANALYSIS

Scale: AS SHOWN

Ocawino Number

4/6. Lo Jo Ellen 1/17/2020

#### REZONING AFFIDAVIT

DATE: ///2/2019

**NON-EXEMPT** 

I, E. John Regan, Jr.			reby state that I am an
(	enter name of applica	ant or authorized agent)	
(check o	ne) [ ] [/]	applicant applicant's authorized agent listed in Par. 1(a) b	elow
in Appli	cation No.(s):		
		(enter County-assigned application number(s), e	e.g. RZ 88-V-001)
and that,	to the best of my kno	owledge and belief, the following information is	true:
a a b	pplication,* and, if and all ATTORNEYS we half of any of the form NOTE: All relations Multiple relationships Applicant/Title Own	ACT PURCHASERS, and LESSEES of the land of the foregoing is a TRUSTEE, ** each BEN and REAL ESTATE BROKERS, and all AG regoing with respect to the application:  This to the application listed above in BOLD promay be listed together, e.g., Attorney/Agent, Coer, etc. For a multiparcel application, list the Taler(s) in the Relationship column.)	nd described in the NEFICIARY of such trust, ENTS who have acted on int must be disclosed. Contract Purchaser/Lessee,
NAME (enter fir	rst name, middle initial,	ADDRESS and (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Agents: E. John Joseph	her Land, LLC n Regan, Jr. John Regan line Marie Regan	10461 White Granite Drive, Suite 103 Oakton, Virginia 22124	Applicant Agent/Contract Purchaser
T/A Urba J. Edgar S Brian A. David T. Alvis Ha	ngineering & Associates, Inc an Ltd. Sears, Jr., Agent Sears, Agent McElhaney, Agent gelis, Agent anor, Agent	. 7712 Little River Tumpike Annandale, Virginia 22003	Engineers/Agents for Applicant Agent

(check if applicable)

Fred Dodds, Agent Calvin Li, Agent

E John Doggn In

- [/] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.
- \* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
- \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Page 1 of 1

Title Owners Tax Map 00691 01 0031A

9733 Braddock Road, Fairfax, VA 22032

#### Rezoning Attachment to Par. 1(a)

(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.				
NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)		
Tetra Corporation Clark L. Massie, Agent Kenneth Robert Dondero, Agent Kenneth Lee Massie, Agent	2653 Black Fir Court, Reston, VA 20191	Real Estate Agent for Applicant Agent		
Raine M. Gilbert Randolph M. Gilbert Douglas G. Gilbert, Jr.	6512 Haversack Road C/O Douglas Gilbert Centreville, VA 20121 2331	Title Owners of Tax Map 0691 01 0031B 9817 Braddock Road, Fairfax, VA 22032		

9733 Braddock Road, Fairfax, VA 22032

(check if applicable)

Curtis C. Gilbert

Beverly W. Gilbert

[ ] There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

for Application No. (s):



Page Two

#### REZONING AFFIDAVIT

	DATE: (enter date affidavit is notarized)
for Ap	plication No. (s):
	(enter County-assigned application number(s))
1(b).	The following constitutes a listing*** of the <b>SHAREHOLDERS</b> of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:
	E: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE STMENT TRUSTS herein.)
	CORPORATION INFORMATION
Christo 10461	E & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) spher Land, LLC White Granite Drive, Suite 103 N, Virginia 22124
DESC	<ul> <li>[7] There are 10 or less shareholders, and all of the shareholders are listed below.</li> <li>[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.</li> <li>[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.</li> </ul>
E. John Joseph	ES OF SHAREHOLDERS: (enter first name, middle initial, and last name) Regan, Jr., member John Regan, member Jacqueline Marie Regan, member pher Management Inc., Manager
	ES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, resident, Secretary, Treasurer, etc.)
(check	if applicable) [  There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.
success has no s CONTI must in benefic trust on Limited being d	listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down ively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, RACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown clude a listing and further breakdown of all of its partners, of its shareholders as required above, and of iaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or wing 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. It liability companies and real estate investment trusts and their equivalents are treated as corporations, with members beemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate thips or corporations, which have further listings on an attachment page, and reference the same footnote numbers on

the attachment page.

Page 1 of 2 Rezoning Attachment to Par. 1(b) (enter date affidavit is for Application No. (s): (enter County-assigned application number (s)) NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) Urban Engineering & Associates, Inc. T/A Urban Ltd. 7712 Little River Tumpike Annandale, Virginia 22003 DESCRIPTION OF CORPORATION: (check one statement) There are 10 or less shareholders, and all of the shareholders are listed below. There are more than 10 shareholders, and all of the shareholders owning 10% or more of any [ ] class of stock issued by said corporation are listed below. There are more than 10 shareholders, but no shareholder owns 10% or more of any class of [ ] stock issued by said corporation, and no shareholders are listed below. NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name) J. Edgar Sears, Jr. Brian A. Sears NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.) President/Secretary J. Edgar Sears, Jr. Vice President/Secretary Brian A. Sears NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) Christopher Management, Inc. 10461 White Granite Drive Suite 103 Oakton, Virginia 22124 DESCRIPTION OF CORPORATION: (check one statement) There are 10 or less shareholders, and all of the shareholders are listed below. There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below. There are more than 10 shareholders, but no shareholder owns 10% or more of any class [] of stock issued by said corporation, and no shareholders are listed below. NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name) E. John Regan, Jr. W.Craig Havenner NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.) W. Craig Havenner President/Secretary E. John Regan, Jr. Executive Vice President/Treasurer There is more corporation information and Par. 1(b) is continued further on a (check if applicable) "Rezoning Attachment to Par. 1(b)" form.

Page 2 of 2

### Rezoning Attachment to Par. 1(b) for Application No. (s): (enter County-assigned application number (s)) NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) Tetra Corporation 2653 Black Fir Court Reston, Virginia 20191 **DESCRIPTION OF CORPORATION:** (check one statement) There are 10 or less shareholders, and all of the shareholders are listed below. [] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below. There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below. NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name) Clark L. Massie NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.) Clark L. Massie, President/Secretary NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) **DESCRIPTION OF CORPORATION:** (check one statement) There are 10 or less shareholders, and all of the shareholders are listed below. There are more than 10 shareholders, and all of the shareholders owning 10% or more of any [] class of stock issued by said corporation are listed below. There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below. NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name) NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.) (check if applicable) There is more corporation information and Par. 1(b) is continued further on a [] "Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)

Page Three

# DATE: ///2/2019

	(enter date af Mavit Is notarized)
for Application No. (	
	(enter County-assigned application number(s))
	ng constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in hip disclosed in this affidavit:
	PARTNERSHIP INFORMATION
PARTNERSHIP N	AME & ADDRESS: (enter complete name, number, street, city, state and zip code)
(check if applicable)	[ ] The above-listed partnership has <u>no limited partners</u> .
	LE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. imited Partner, or General and Limited Partner)
(check if applicable)	[ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.
successively until: (a) of has no shareholder own CONTRACT PURCHAMUST include a listing of beneficiaries of any trustrust owning 10% or multimited liability compatibeing deemed the equiv	nclude partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders ing 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, ASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown and further breakdown of all of its partners, of its shareholders as required above, and of ists. Such successive breakdown must also include breakdowns of any partnership, corporation, or tore of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. In the inference of the state investment trusts and their equivalents are treated as corporations, with members walent of shareholders; managing members shall also be listed. Use footnote numbers to designate those, which have further listings on an attachment page, and reference the same footnote numbers on

FORM RZA-1 Updated (7/1/06)

the attachment page.

Page Four

## REZONING AFFIDAVIT for Application No. (s): (enter County-assigned application number(s)) 1(d). One of the following boxes **must** be checked: [ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land: [] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of 2. his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land. EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.) None

There are more interests to be listed and Par. 2 is continued on a

"Rezoning Attachment to Par. 2" form.

(check if applicable) []

Page Five

### REZONING AFFIDAVIT

	DATE: (enter date affidavit is notarized)
for A	Application No. (s):
	(enter County-assigned application number(s))
3.	That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.
	EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)  A Contribution in excess of \$100.00 was made to Friends of Supervisor John C. Cook by W. Craig Havenner  A Contribution in excess of \$100.00 was made to Pat Herrity by W. Craig Havenner  A Contribution in excess of \$100.00 was made to Jeff McKay by E. John Regan, Jr.  A Contribution in excess of \$100.00 was made to Jeff McKay by Christopher Management, Inc.  A Contribution in excess of \$100.00 was made to Pat Herrity by Christopher Management, Inc.
	(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)
	(check if applicable) [✓] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.
4.	That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.
WIT	NESS the following signature:
	(check one) [ ] Applicant's Authorized Agent
	E. John Regan, Jr., Executive Vice President (type or print first name, middle initial, last name, and title of signee)
	cribed and sworn to before me this 12 day of 150 m or 2019, in the State/Comm.  Virginia County/City of Fairfax  Althure
	Notary Public  LAURIE E. STRONG NOTARY PUBLIC REGISTRATION # 7510728 COMMONWEALTH OF VIRGINIA CO

	Rezoning Attachment to Par. 3	Page of
for Application No. (s):	DATE: ///2/2019 (enter date affidavit is notarized)	
(en	iter County-assigned application number (s))	
A Contribution in excess of \$100.00 was n A Contribution in excess of \$100.00 was n	nade to Pat Herrity by Clark Massie nade to Penny Gross by Tetra Corporation	
	e e	
		T &
(check if applicable) [ ]	There are more disclosures to be listed for Par. 3, continued further on a "Rezoning Attachment to I	and Par. 3 is Par. 3" form.